



MID-TOWN OFFICE BUILDING

FOR LEASE OR FOR SALE

2305 N. Charles St.
Baltimore, MD 21218

33K SF

sale price
\$4.125M

lease rate \$18.50 PSF FS

- Building consists of three floors, with elevator, and secure underground parking.
- Variety of floor plans available, including open and enclosed offices.

Available spaces include:	1st floor 6,045 SF	2nd floor 11,000 SF	3rd floor 4,711 SF
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- Spaces can be leased individually or together
- Lease rate: \$18.50 psf full service, including utilities, janitorial, taxes and operating expenses
- No core factor
- Naming rights available

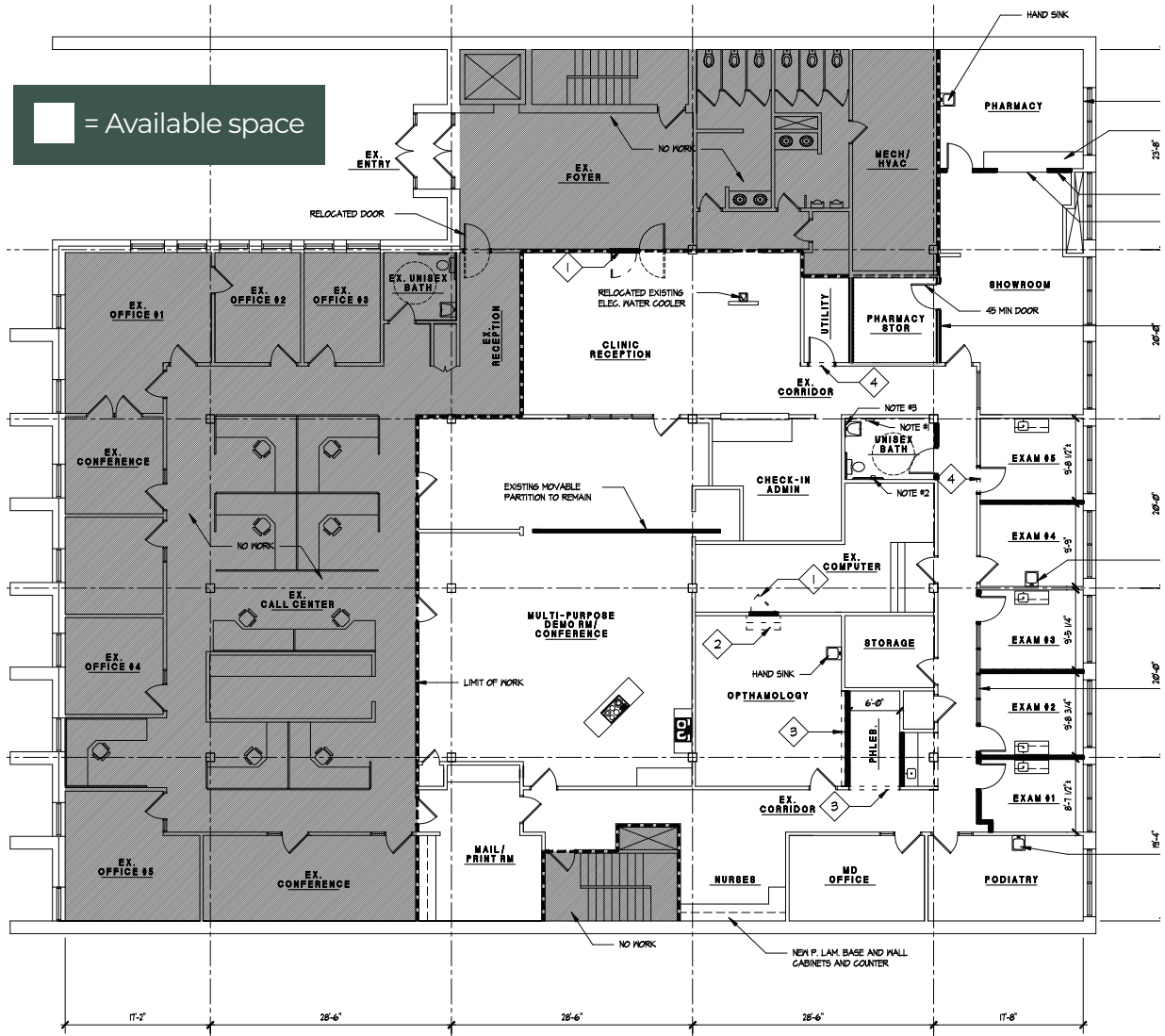


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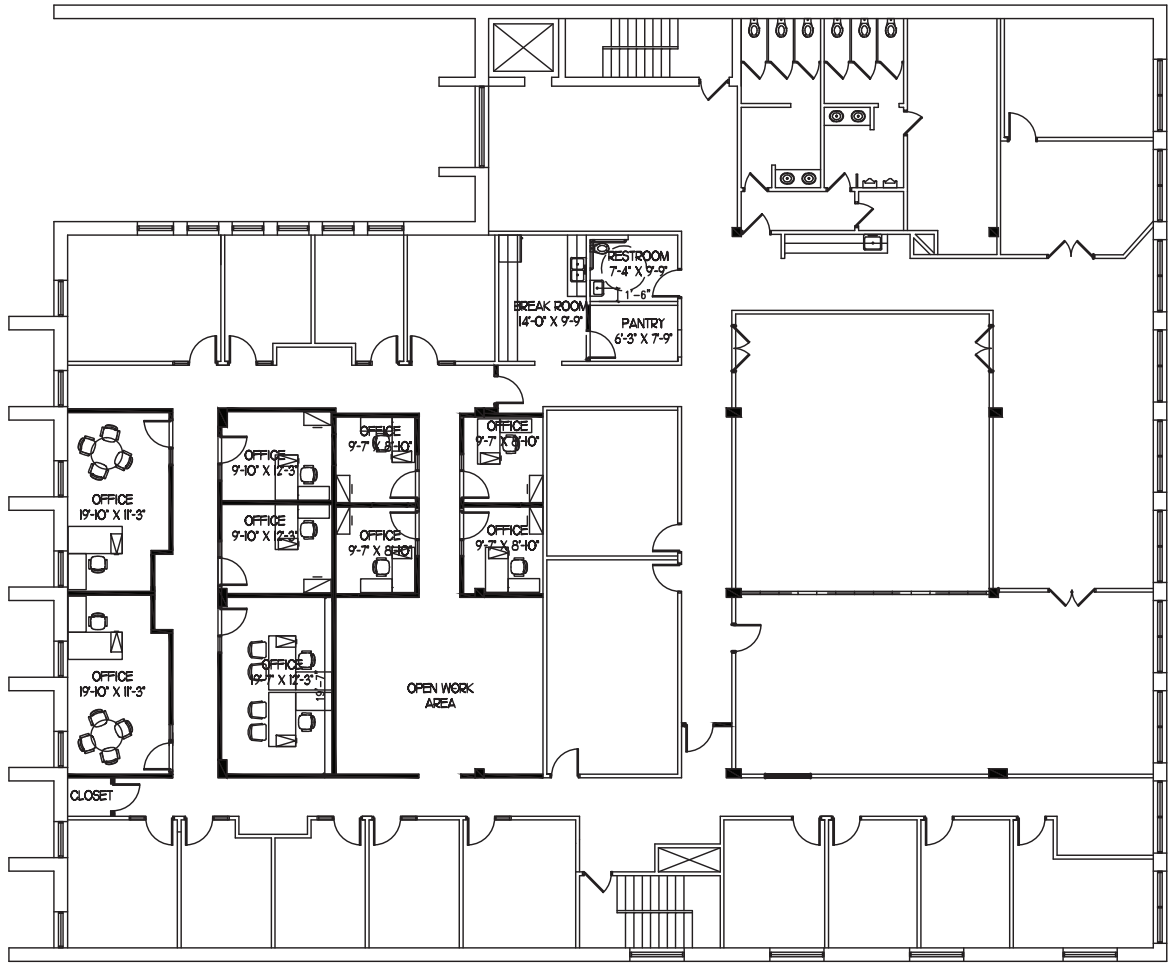
2305 N. CHARLES ST. BALTIMORE



FIRST FLOOR 6,045 SF

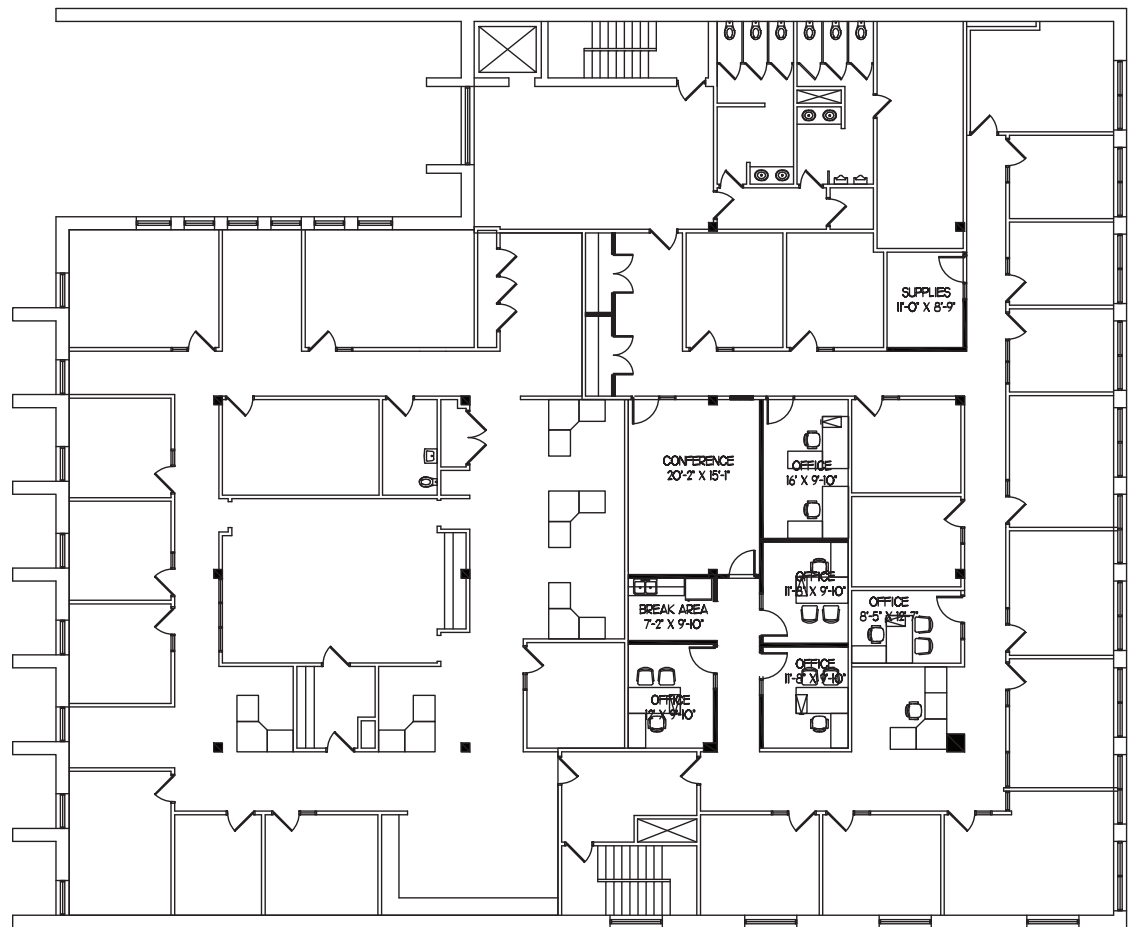


**2305
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SECOND FLOOR 17,000 SF

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THIRD FLOOR 4,711 SF